



Investment  
Properties  
Corporation

CLASS A OFFICE  
FOR LEASE

# Collier Place I & II

📍 South of Creech Road on Tamiami Trail North

3001-3003 Tamiami Trail North | Naples FL 34103



Fully improved Class A office space on U.S. 41 with covered parking available, some suites are fully furnished.

click  
here! →



Google  
Maps

**CONTACT (239) 261-3400**

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Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402

Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)

*Licensed Real Estate Broker*

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.





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# Collier Place I

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## AVAILABILITY

### COLLIER PLACE I - BUILDING 3003

<u>SUITE</u>	<u>SIZE</u>	<u>RENT PSF/YR</u>	<u>EST. CAM PSF/YR</u>	<u>AVAILABLE</u>
201	1,945	\$32	\$11.80	10/1/2026
210	1,601	\$32	\$11.80	4/1/2026

*CAM includes taxes, insurance, electric, water, sewer, & lightbulbs*



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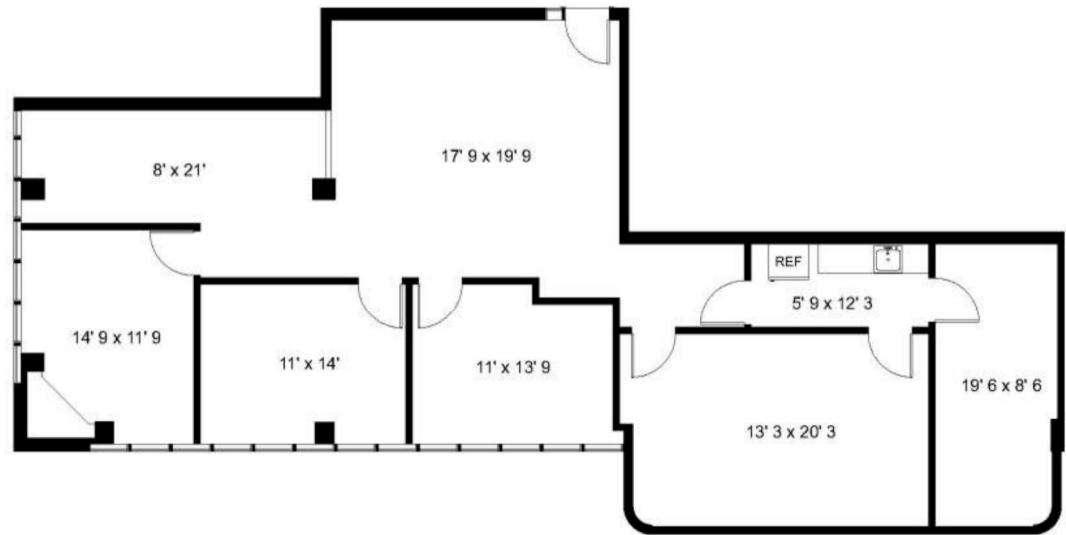
# Collier Place I

South of Creech Road on Tamiami Trail North

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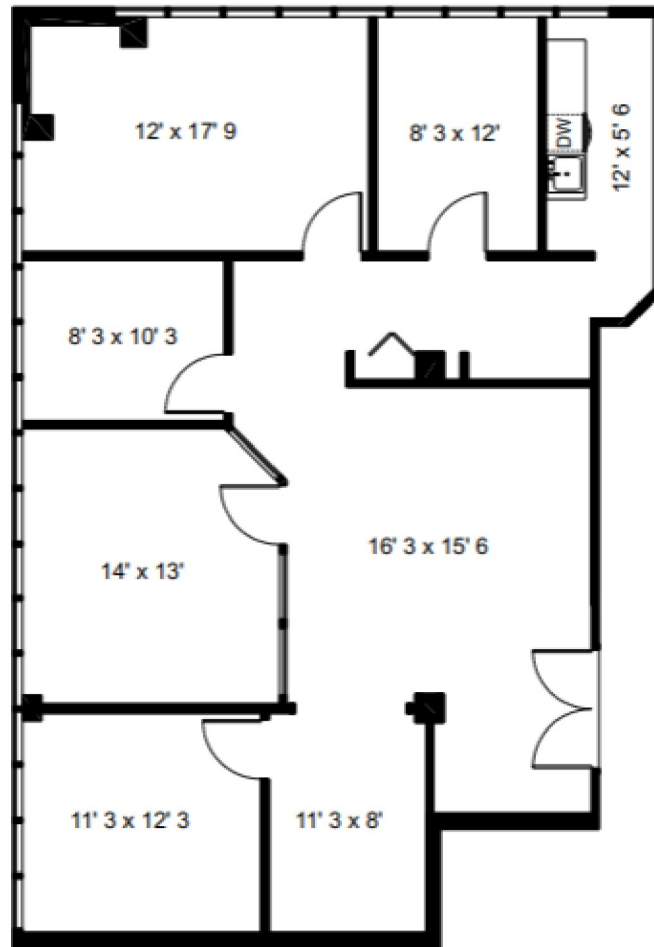
## FLOOR PLAN

Suite 201:  
1,945 SF



## FLOOR PLAN

Suite 210:  
1,601 SF



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# AVAILABILITY

## COLLIER PLACE II - BUILDING 3001

<u>SUITE</u>	<u>SIZE</u>	<u>RENT PSF/YR</u>	<u>EST, CAM PSF/YR</u>
100	4,071	\$45	\$11.80

*CAM includes taxes, insurance, electric, water, sewer, & lightbulbs*





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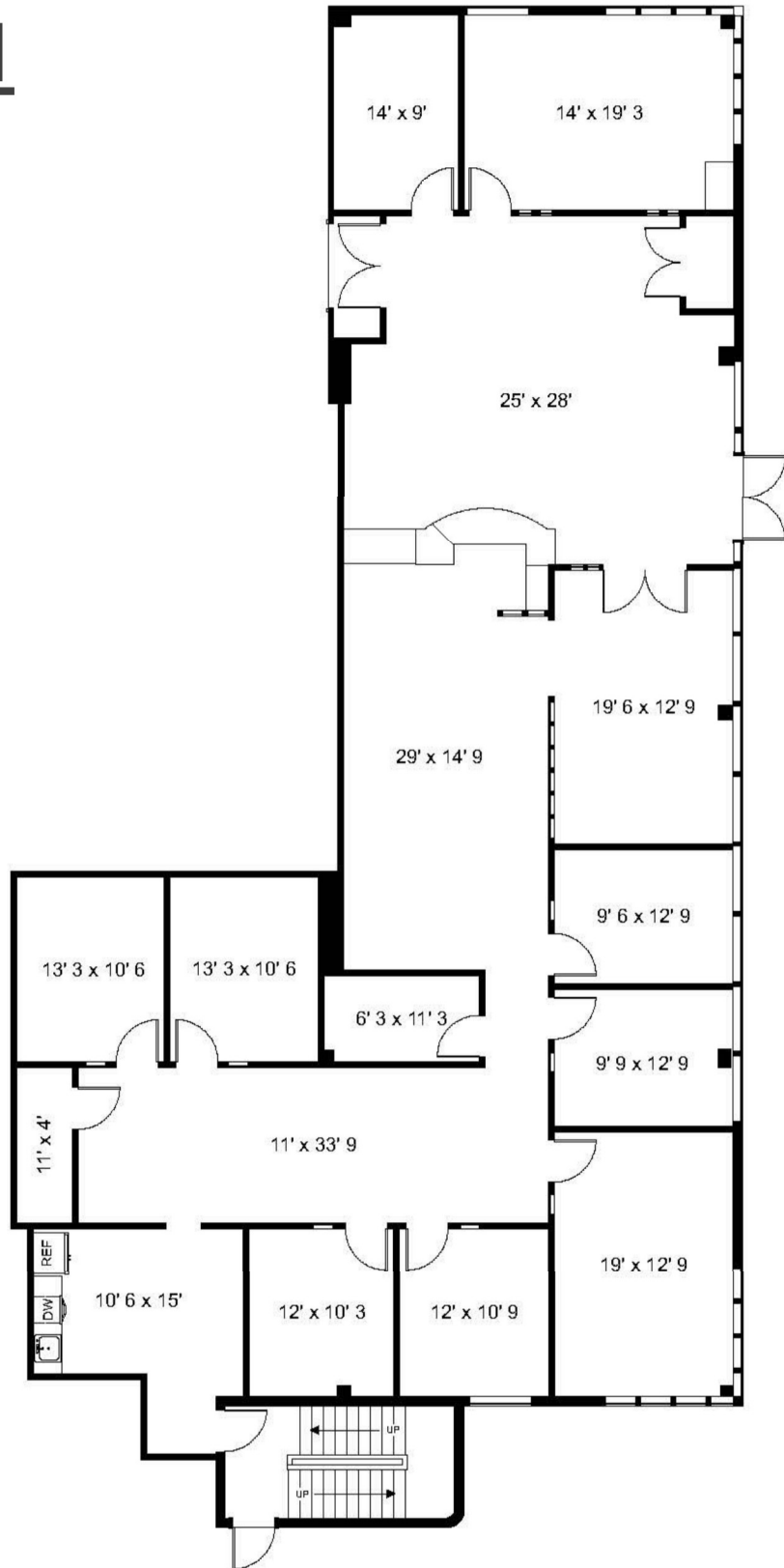
# Collier Place II

South of Creech Road on Tamiami Trail North

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## FLOOR PLAN

Suite 100:  
4,071 SF



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## INTERIOR PHOTOS



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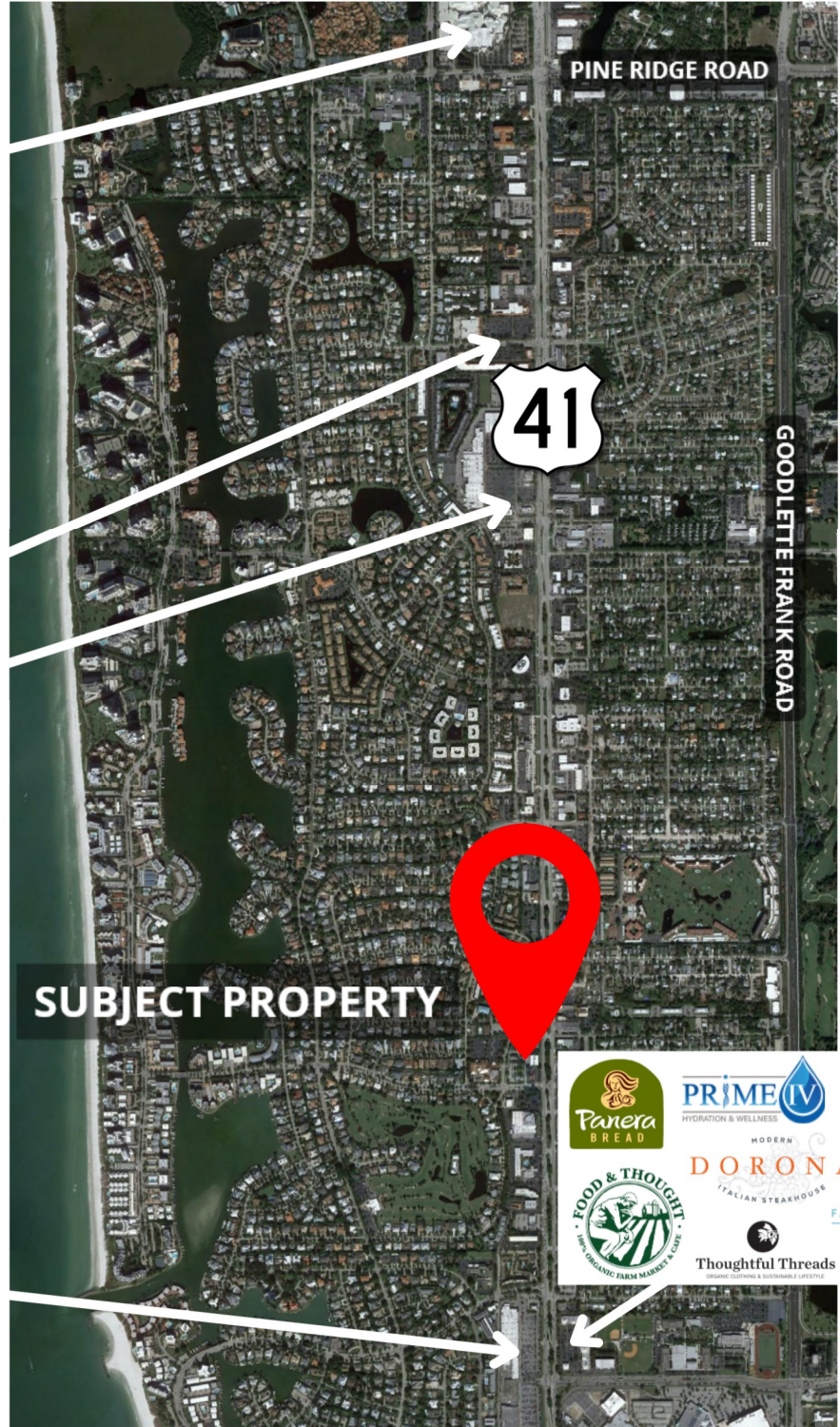
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## WATERSIDESHOPS



## AMENITY RICH LOCATION FOR EMPLOYEES



**SUBJECT PROPERTY**

click  
here!



**Google  
Maps**

DEMOGRAPHICS (2025)	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,950	33,165	89,975
EST. AVG. HOUSEHOLD INCOME	\$256,515	\$234,720	\$185,864
2024 DAILY TRAFFIC COUNT	41,500 cars daily		

